

1 BILL NO. R-89-09 - /5-

2 DECLARATORY RESOLUTION NO. R-57-89

3 A DECLARATORY RESOLUTION designating an  
4 "Economic Revitalization Area" under  
5 I.C. 6-1.1-12.1 for property commonly  
6 known as 2801 Covington Road, Fort  
7 Wayne, Indiana 46802 (Kelly Box &  
8 Packaging Corp.).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 August 25, 1989, to have the following described property  
11 designated and declared an "Economic Revitalization Area"  
12 under Division 6, Article II, Chapter 2 of the Municipal Code  
13 of the City of Fort Wayne, Indiana, of 1974, as amended, and  
14 I.C. 6-1.1-12.1, to wit:

15 The West 5 acres of the North 6.2 acres West of the  
16 railroad located in the Northwest quarter of the  
17 Northeast quarter Section 16 Township 30 Range 12  
18 East Wayne Township, Allen County, Indiana

19 said property more commonly known as 2801 Covington Road, Fort  
20 Wayne, Indiana 46802.

21 WHEREAS, said project will create 4 additional permanent  
22 jobs for a total additional annual payroll of \$58,000, with the  
23 average new annual job salary being \$14,500; and

24 WHEREAS, the total estimated project cost is \$475,000;  
25 and

26 WHEREAS, it appears that said petition should be  
27 processed to final determination in accordance with the  
28 provisions of said Division 6.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
30 THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, subject to the requirements of Section  
32 6, below, the property hereinabove described is hereby  
designated and declared an "Economic Revitalization Area" under  
I.C. 6-1.1-12.1. Said designation shall begin upon the  
effective date of the Confirming Resolution referred to in  
Section 6 of this Resolution and shall continue for one (1)  
year thereafter. Said designation shall terminate at the end  
of that one-year period.



SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the personal property for the new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the new manufacturing equipment, contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the from the installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:



1 (a) If the proposed new manufacturing equipment is not  
2 installed, the approximate current year tax rates  
3 for this site would be \$11.4948/\$100.

4 (b) If the proposed new manufacturing equipment is  
5 installed and no deduction is granted, the  
6 approximate current year tax rate for the site would  
7 be \$11.4948/\$100 (the change would be negligible).

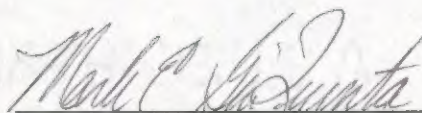
8 (c) If the proposed new manufacturing equipment is  
9 installed, and a deduction percentage of eighty  
10 percent (80%) is assumed, the approximate current  
11 year tax rate for the site would be \$11.4948/\$100  
12 (the change would be negligible).

13 SECTION 6. That this Resolution shall be subject to  
14 being confirmed, modified and confirmed or rescinded after  
15 public hearing and receipt by Common Council of the above  
16 described recommendations and resolution, if applicable.

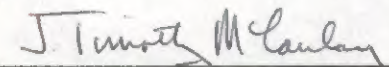
17 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby  
18 determined that the deduction from the assessed value of the  
19 new manufacturing equipment shall be for a period of 5 years.

20 SECTION 8. The benefits described in the Petitioner's  
21 statement of benefits can be reasonably expected to result from  
22 the project and are sufficient to justify the applicable  
23 deductions.

24 SECTION 9. That this Resolution shall be in full force  
25 and effect from and after its passage and any and all necessary  
26 approval by the Mayor.

27   
28 Councilmember

29  
30 APPROVED AS TO FORM  
31 AND LEGALITY

32   
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time by  
title and referred to the Committee on \_\_\_\_\_ (and the  
City Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Conference Room 128, City-County Building,  
Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day  
of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,  
seconded by Bradbury, and duly adopted, placed on its  
passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>	_____	_____	<u>1</u>
BRADBURY	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____
EDMONDS	<u>✓</u>	_____	_____	_____
GiaQUINTA	<u>✓</u>	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	_____	_____	_____	<u>✓</u>
SCHMIDT	<u>✓</u>	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____

DATED: 9-12-89

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 9-57-89  
on the 12th day of September, 1989,

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEM  
Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 13th day of September, 1989  
at the hour of 11:00 o'clock 9 M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of September,  
1989, at the hour of 1:50 o'clock 9 M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Thomas J. Kelly, Jr./Kelly Box & Packaging Corp.

Site Location: 2801 Covington Road  
Fort Wayne, Indiana 46802

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Manufacture corrugated cartons and allied products.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>      </u>	<u>  X  </u>
Urban Enterprise Zone	<u>  X  </u>	<u>      </u>
Redevelopment Area	<u>  X  </u>	<u>      </u>
Platted Industrial Park	<u>      </u>	<u>  X  </u>
Flood Plain	<u>      </u>	<u>  X  </u>

Description of Project:

Project consists of the acquisition of new manufacturing equipment - Bendazzoli rotary slotter with flexographic printing and motorized set-up 90" x 190" to make corrugated cartons, pads and trays in a variety of sizes and materials.

Type of Tax Abatement: Real Property        Manufacturing Equipment   X  

Estimated Project Cost: \$ 475,000 Permanent Jobs Created:   4  

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted.   X   Yes        No
- 2.) Designation should be limited to a term of   1   year(s).
- 3.) The period of deduction should be limited to   5   year(s).

Comments:

Project will be taking place within the Urban Enterprise Zone.

Staff Candice Brunson Monteith  
Date 9/8/89

Director Frank D. Becht  
Date 9/8/89



RECEIVED

SEP 07 1989

ECONOMIC  
DEVELOPMENT

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

XX Real Estate Improvements  
Personal Property (New Manufacturing Equipment)  
Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Kelly Box & Pkg. Corporation

Address of Applicant's Principal Place of Business:

Kelly Box & Pkg. Copr.

2801 Covington Road

Fort Wayne, In 46802

Phone Number of Applicant: (219) 432-4570

Street Address of Property Seeking Designation:

2801 Covington Road

Fort Wayne, In 46802

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>x</u>	_____
Is the project site within the flood plain?	_____	<u>x</u>
Is the project site within the rivergreenway area?	_____	<u>x</u>
Is the project site within a Redevelopment Area?	<u>x</u>	_____
Is the project site within a platted industrial park?	_____	<u>x</u>
Is the project site within the designated downtown area?	_____	<u>x</u>
Is the project site within the Urban Enterprise Zone?	<u>x</u>	_____

Will the project have ready access to City Water? x       
Will the project have ready access to City Sewer? x       
Is any adverse environmental impact anticipated by  
reason of operation of the proposed project?      x

C. ZONING INFORMATION

What is the existing zoning classification on the project site? Industrial

What zoning classification does the project require? Industrial

What is the nature of the business to be conducted at the project site?

Manufacture corrugated cartons and allied products

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

What is the condition of structure(s) listed above?     

Current assessed value of Real Estate:

Land     

Improvements     

Total     

What was amount of Total Property Taxes owed during the immediate past year?      for year 19    .

Give a brief description of the proposed improvements to be made to the real estate.



Cost of Improvements: \$ \_\_\_\_\_

Development Time Frame:

When will physical aspects of improvements begin? \_\_\_\_\_

When is completion expected? \_\_\_\_\_

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 138,910.00

What was amount of Personal Property Taxes owed during the immediate past year? \$ 10,000+ for year 19 89.

Give a brief description of new manufacturing equipment to be installed at the project site.

Bendazzoli rotary slotter with flexographic printing and motorized set-up - 90" x 190" to make corrugated cartons, pads and trays in a variety of sizes and materials. (with stacker, also support equipment, semi-automatic folder, gluer).

Cost of New Manufacturing Equipment? \$ 475,000

Development Time Frame:

When will installation begin of new manufacturing equipment? 12/89

When is installation expected to be completed? 1/90

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 60

How many permanent jobs will be created as a result of this project?  
4

Anticipated time frame for reaching employment level stated above?  
1 year

Current annual payroll: 762,000.00

New additional annual payroll: 820,000.00



What is the nature of the new jobs to be created?

Machine operators, lift truck driver & assembler.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Not applicable

In what Township is project site located? Wayne

In what Taxing District is project site located? \_\_\_\_\_

G. CONTACT PERSON:

Name & address of contact person for further information if required:

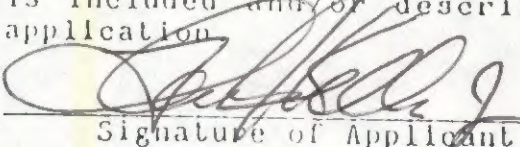
Thomas J. Kelly, Jr.

2801 Covington Road

Fort Wayne, In 46802

Phone number of contact person (219) 432-4570

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

  
Signature of Applicant

August 25, 1989  
Date



LEGAL DESCRIPTION FOR KELLY BOX

he West 5 acres of the North 6.2 acres West of a railroad  
located in the Northwest quarter of the Northeast quarter section.  
6 township 30 range 12 East Wayne Township, Allen County,  
ndiana.

NOW, THEREFORE, BE IT RESLOVED BY THE COMMON COUNCIL OF

THE CITY OF FORT WAYNE, INDIANA:



Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

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SEP 07 1989

ECONOMIC  
DEVELOPMENT

Designating Body

City of Fort Wayne, IN

County

Allen

Employer

Kelly Box & Packaging Corporation

Employer (Street, city, county)

1 Covington Road, Fort Wayne, IN

ZIP Code

46802

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Property if different from above

Same

Taxing District

91

Description of real property improvements and / or new manufacturing equipment to be acquired:

Rotary slotter with flexographic printing to manufacture corrugated cartons, also includes support equipment.

(Attach additional sheets if needed)

Estimated Starting Date

12/89

Estimated Completion Date

1/90

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Salaries	Number Retained	Salaries	Number Additional	Salaries
762,000.00			4	58,000.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Estimated values of proposed project			57,600.00	57,620.00
Cost of any property being replaced			475,000	47,495.00
Estimated values upon completion of project			1,051,000.00	105,115.00

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

City that the representations on this statement are true.

Signatures of Authorized Representative

Date of Signature

Telephone Number



**FOR USE OF DESIGNATING BODY**

**IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE**

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

Current total tax rate.

\$ 11.4948

Approximate tax rate if project occurs and no deduction is granted.

\$ 11.4948

Approximate tax rate if project occurs and a deduction is assumed.

\$ 11.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years. \*(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☒ No
  - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
  - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an \$ \_\_\_\_\_ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved; Signature of Authorized Member and Title

Date of Signature

Attest By: \_\_\_\_\_ Designated Body

\* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	88%	85%	95%
3rd	80%	3rd	33%	68%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-89-15

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Project consist of the acquisition of new manufacturing

equipment. See summary sheet for type of equipment. Project cost \$475,000.

EFFECT OF PASSAGE Creation of 4 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Mark E. GiaQuinta



BILL NO. R-89-09-15

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GiaQUINTA, CHAIRMAN  
THOMAS C. HENRY, VICE CHAIRMAN  
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 2801 Covington Road, Fort Wayne, Indiana 46802  
(Kelly Box & Packaging Corp.)

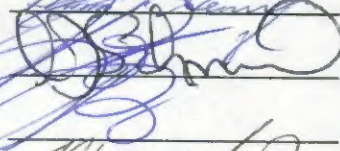
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

  
Mark E. GiaQuinta

DATED: 9-12-89

Sandra E. Kennedy  
City Clerk